VICINITY MAP
MISSION RD.
.5 MI±
LIVE OAK PARK RD.
OLD HWY 395
I-15
RANGER RD.
RECHE ROAD
SITE
N
THOM. BROS. P. 1028
NO SCALE

NOTES
1) NO GRADING PROPOSED
2) CONTOURS FROM AERIAL PHOTO DATED 5-21-04

NOTE
"THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY."

N
0' 100' 200' 300' 400'
GRAPHIC SCALE: 1" = 100'

LAND DIVISION STATEMENT – OWNER'S CERTIFICATE
I HEREBY CERTIFY THAT I AM THE RECORD OWNER, AS SHOWN ON THE LATEST EQUALIZED COUNTY ASSESSMENT OF THE PROPERTY SHOWN ON THE TENTATIVE PARCEL MAP. ALL OF MY CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE PARCEL MAP IS SHOWN. THE BASIS OF CREATION OF THE LOTS IN MY OWNERSHIP (E.G. PARCEL MAP, FINAL MAP, CERTIFICATE OF COMPLIANCE, RECORDED DEED BEFORE 2/1/72) AS INDICATED ON THE TENTATIVE. I UNDERSTAND THAT PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPERATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS-OF-WAY. "FREEWAY" AS DEFINED IN SECTION 23.5 OF THE STREETS AND HIGHWAY CODES, SHALL NOT BE CONSIDERED AS ROADS OR STREETS.

I FURTHER CERTIFY THAT I WILL NOT, BY THIS APPLICATION, CREATE OR CAUSE TO BE CREATED, OR WILL NOT HAVE PARTICIPATED IN THE CREATION OF MORE THAN FOUR PARCELS ON CONTIGUOUS PROPERTY UNLESS SUCH PARCELS WERE CREATED BY MAJOR SUBDIVISION. FOR PURPOSES OF THIS CERTIFICATION, THE TERM "PARTICIPATED" MEANS HAVING COOPERATED WITH OR ACTED IN A PLANNING. COORDINATE OR DECISION-MAKING CAPACITY IN ANY FORMAL OR INFORMAL ASSOCIATION OR PARTNERSHIP FOR THE PURPOSE OF DIVIDING REAL PROPERTY.

I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT. EXECUTED THIS _____ DAY OF _____, 2007, AT _____, CALIFORNIA.

(ALL OWNERS MUST SIGN)

DIEN NHU DO   THAI HOA T. NGUYEN
ADDRESS: 405 RANGER RD.
         FALLBROOK, CA 92028
PHONE: (760) 451-9379

1. COMPLETE TAX ASSESSOR'S NUMBER: 108-081-06
2. ABBREVIATED LEGAL DESCRIPTION: PARCEL 1 OF PM 2493
3. GENERAL PLAN REGIONAL CATEGORY: E.D.A.
4. COMMUNITY/SUBREGIONAL PLAN AREA: FALLBROOK
5. LAND USE DESIGNATION(S): (17) ESTATES
6. EXISTING ZONING: A-70 2 AC.
7. TAX RATE AREA: 75016

USE REGULATIONS	A-70
ANIMAL REGS	L
DENSITY	.5
LOT SIZE	2 AC.
BUILDING TYPE	C
MAX FIR AREA	–
FIR AREA RATIO	–
HEIGHT	G
COVERAGE	–
SETBACK	C
OPEN SPACE	–
SPECIAL AREA REGS	–

8. ASSOCIATED PERMITS: N/A
9. LOCATION AND STATUS OF EXISTING LEGAL ACCESS TO SUBJECT PROPERTY FROM A PUBLICLY MAINTAINED ROAD, (i.e. RECORDED EASEMENT, UNRECORDED IDENTIFY AND SPECIFY WIDTH): EXISTING 30 FT. PRIVATE RD. ESMT. (F/P 187750 RECORDED 10/21/83) TO RANGER RD. A PUBLICLY MAINTAINED RD.
10. WATER SOURCE/ WATER DISTRICT: RAINBOW MUNICIPAL WATER DISTRICT
11. SEPTIC/ SEWER DISTRICT: SEPTIC – SUBSURFACE DISPOSAL
12. FIRE DISTRICT: NORTH COUNTY FIRE PROTECTION DISTRICT
13. SCHOOL DISTRICT: FALLBROOK UNION ELEMENTARY AND FALLBROOK UNION HIGH SCHOOL

SIGNATURE OF APPLICANT
NAME: SAME AS ABOVE
ADDRESS:
PHONE:

HADLEY JOHNSON   RCE 14870
PREPARED BY:
WM. KARN SURVEYING INC.
129 WEST FIG ST.
FALLBROOK, CA 92028
760-728-1134
LS 2961/RCE 14870

LEGEND

ITEM	S.D.R.S.D./B.M.P.*	SYMBOL
EXIST. CONTOUR		650
PROP. CONTOUR		850
FILL SLOPE – 2:1	SS-7*	
CUT SLOPE – 1.5:1	SS-7*	
PROP. SPOT ELEVATION		850
6" EARTHEN BERM	SS-9	B — B
PROP. EARTHEN BROW DITCH	SS-9	⇒⇒⇒⇒
PROP. ROCK RIP RAP (10'X10'X1.0') #2 BACKING OVER 1/4" GRAVEL FILTER BLANKET(0.5" THICK), TYPE 2, V=7-8 FT./SEC.	D-40/SS-10*	
SILT FENCE	SC-1*	SF — SF
STABILIZED CONSTRUCTION ENTRANCE	TC-1*	
GRAVEL BAGS	SC-6*	
BIO FILTER		
GRASS SWALE		
BIOLOGICAL OPEN SPACE EASEMENT		
PROPOSED STEEP SLOPE OPEN SPACE		
AREA SUBJECT TO INUNDATION OF 100 YEAR FLOOD		

LEGEND

YARDAGE QUANTITIES

	YARDAGE CUT 2:1 RATIO	YARDAGE FILL 2:1 RATIO
① **PARCEL 1** 4.05 AC. GROSS 4.00 AC. NET	500 C.Y. TOP EL=872	500 C.Y. TOE EL=850
② **PARCEL 2** 4.00 AC. GROSS 3.61 AC. NET	2500 C.Y. TOP EL=942	2500 C.Y. TOE EL=920
③ **PARCEL 3** 4.33 AC. GROSS 4.19 AC. NET	RAISED FOUNDATION	
④ **PARCEL 4** 4.11 AC. GROSS 4.09 AC. NET	2000 C.Y. TOP EL=848	2000 C.Y. TOE EL=838

LEGEND

Ⓡ **DESIGNATED REMAINDER PARCEL**
4.53 AC. GROSS
3.90 AC. NET
EXISTING SINGLE FAMILY RESIDENCE

ROAD 5000 C.Y.   5000 C.Y.

— 2.8% — DIRECTION OF DRAINAGE & PERCENT OF GRADE

(map area labels:)
APPROVED FIRE TURNAROUND
DRIVEWAY
PAD ELEV. 841.0
PAD ELEV. 863.0
PAD ELEV. 850.0
PAD ELEV. 930.0
PROPOSED 3 BDRM. S.F.D.
PROPOSED 3 BDRM. S.F.D. ON RAISED FOUNDATION
50' LIMITED BUILDING ZONE
LIMITED BUILDING ZONE
BIOLOGICAL OPEN SPACE EASEMENT
PROPOSED STEEP SLOPE OPEN SPACE
EXISTING POND/LAKE WL=790.17
EXISTING WELL
EXISTING 12' S.D.G.&E. UTILITY EASEMENT
100% RESERVE LEACH FIELD AREA
PROPOSED FIRE HYDRANT
EXISTING 1000-GAL SEPTIC TANK
EXISTING AG BLDG TO REMAIN
PROPOSED 40' PRIVATE RD. ESMT.
EXISTING PRIMARY LINE
EXISTING SHED TO BE REMOVED
EXISTING 1500 GAL SURGE TANK
EXISTING 1000-GAL SEPTIC TANK AND PUMP CHAMBER
EXISTING HOUSE TO REMAIN WITH CONSERVATION EASEMENT
EXISTING SHED TO BE REMOVED
EXISTING IRREVOCABLE OFFER OF DEDICATION OF REAL PROPERTY FOR ROADWAY PURPOSES GRANTED TO THE COUNTY OF SAN DIEGO PER DOC. NO. 74-056871 RECORDED 3-6-74 IN BOOK 197 OF O.R.
EXISTING FIRE HYDRANT
EXISTING 60' PRIVATE ROAD EASEMENT PER DOCUMENT RECORDED SEPTEMBER 12, 2000 AS FILE NO. 2000-0489213 OF OFFICIAL RECORDS.
PROPOSED FIRE HYDRANT
EXISTING 6" WATER LINE
RANGER RD.